HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Greater Sudbury CMA

Date Released: Fourth Quarter 2016

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provid insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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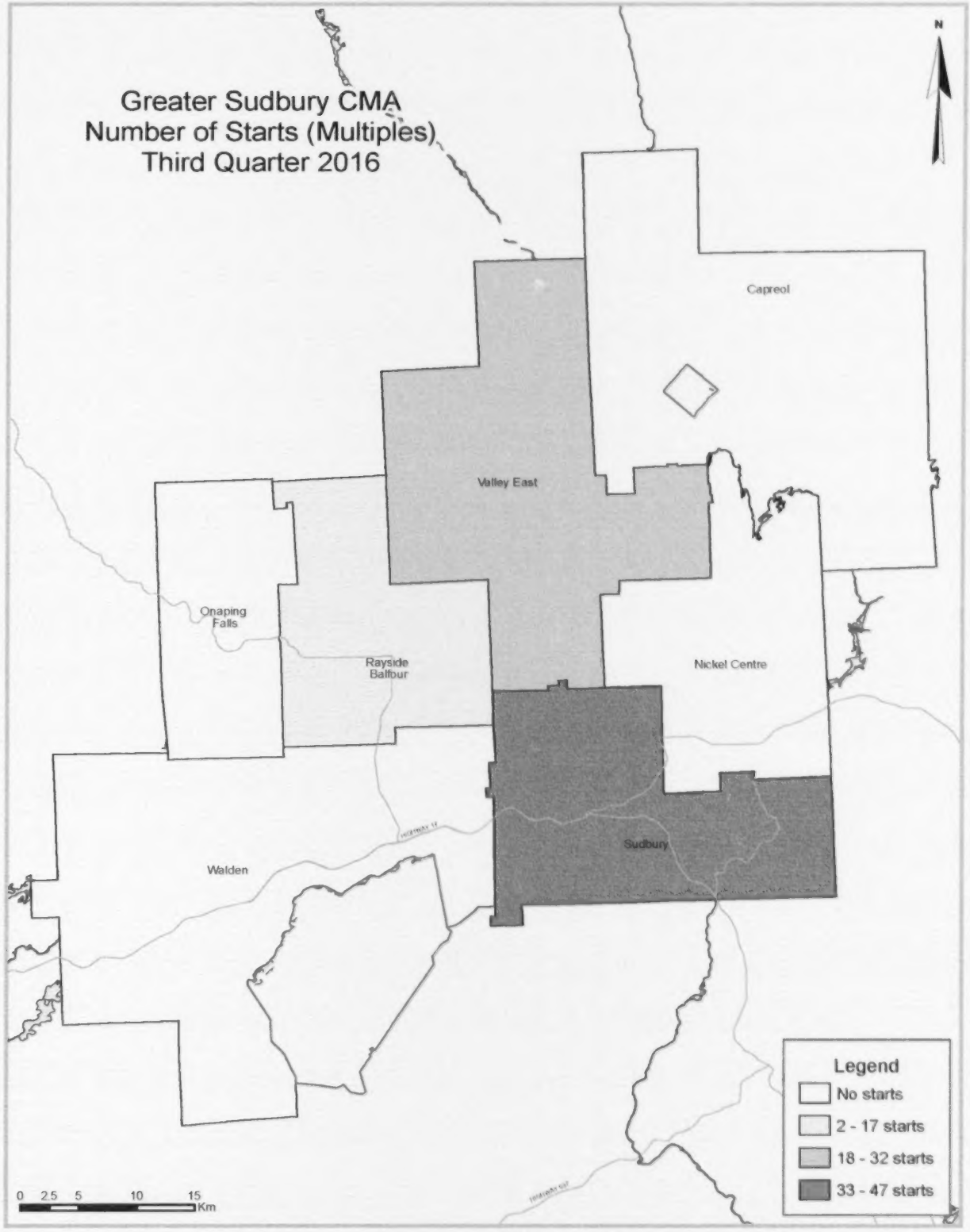
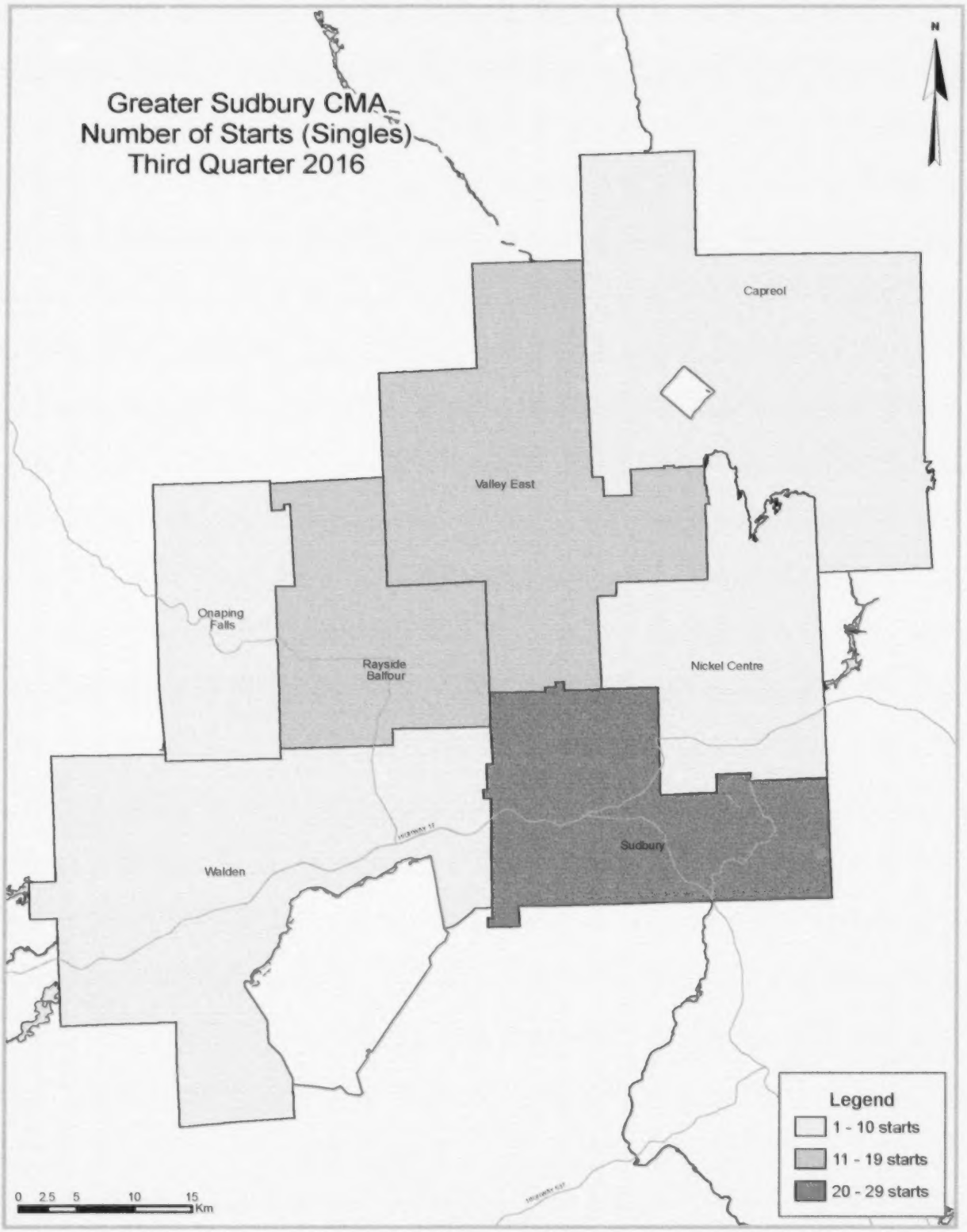
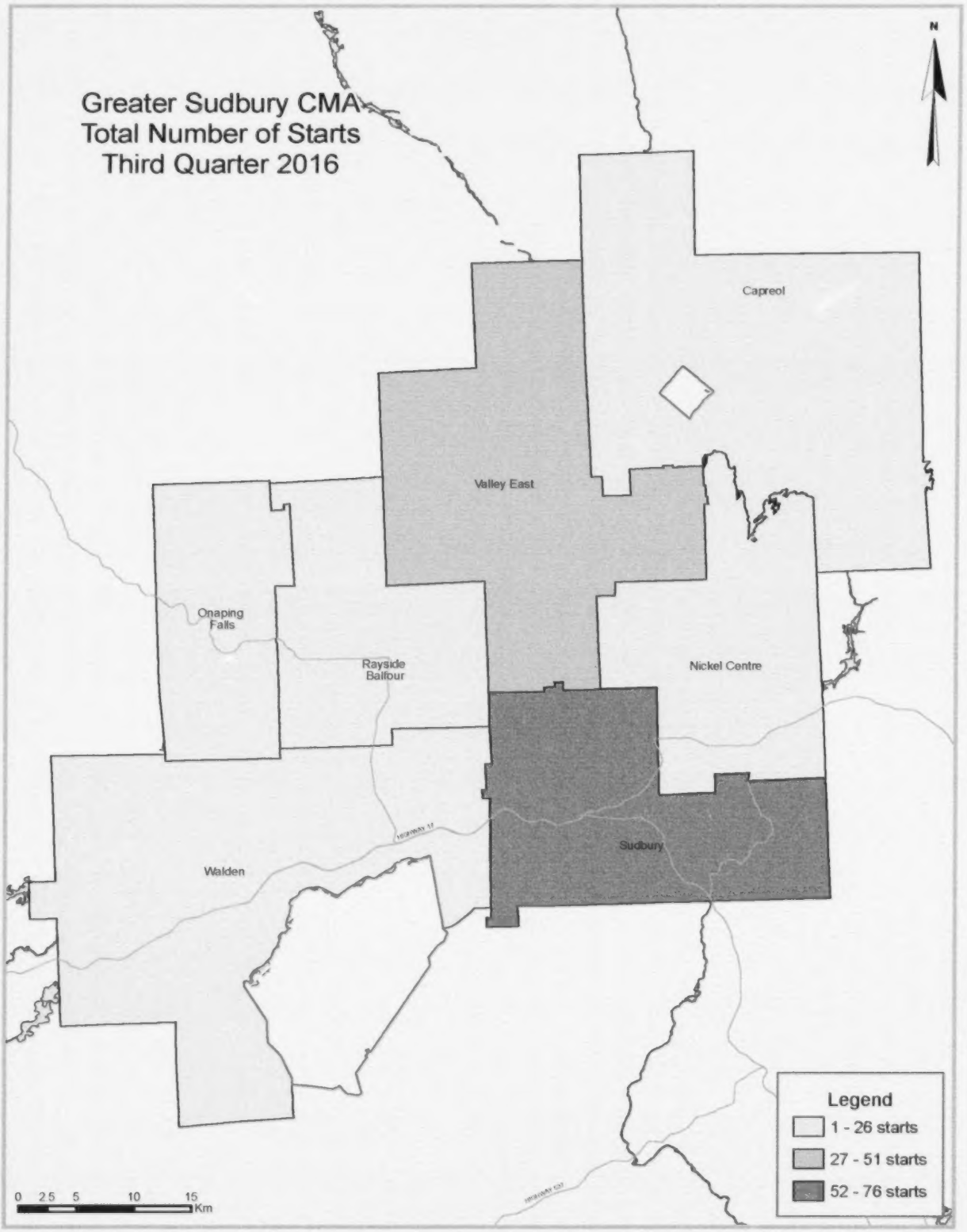
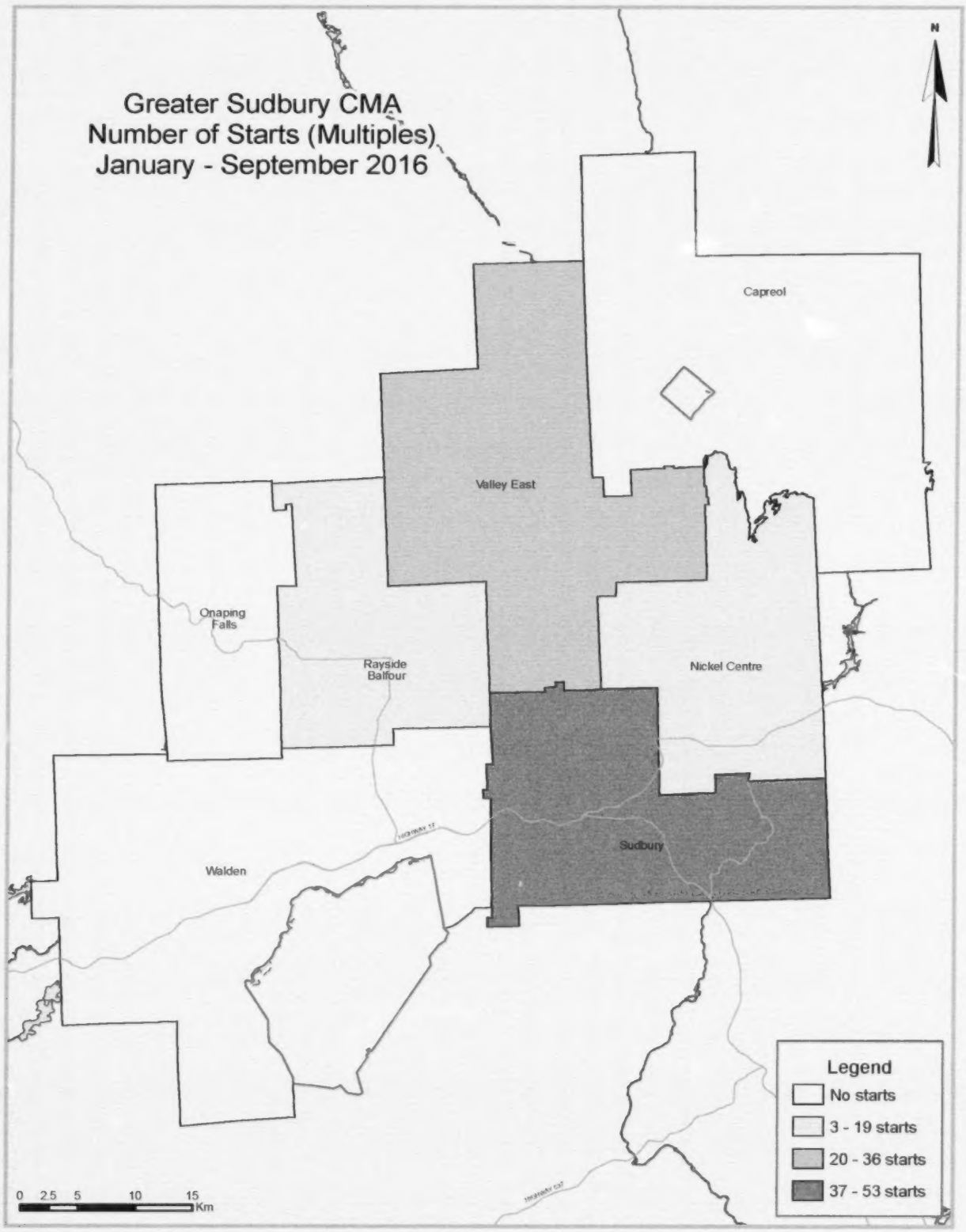
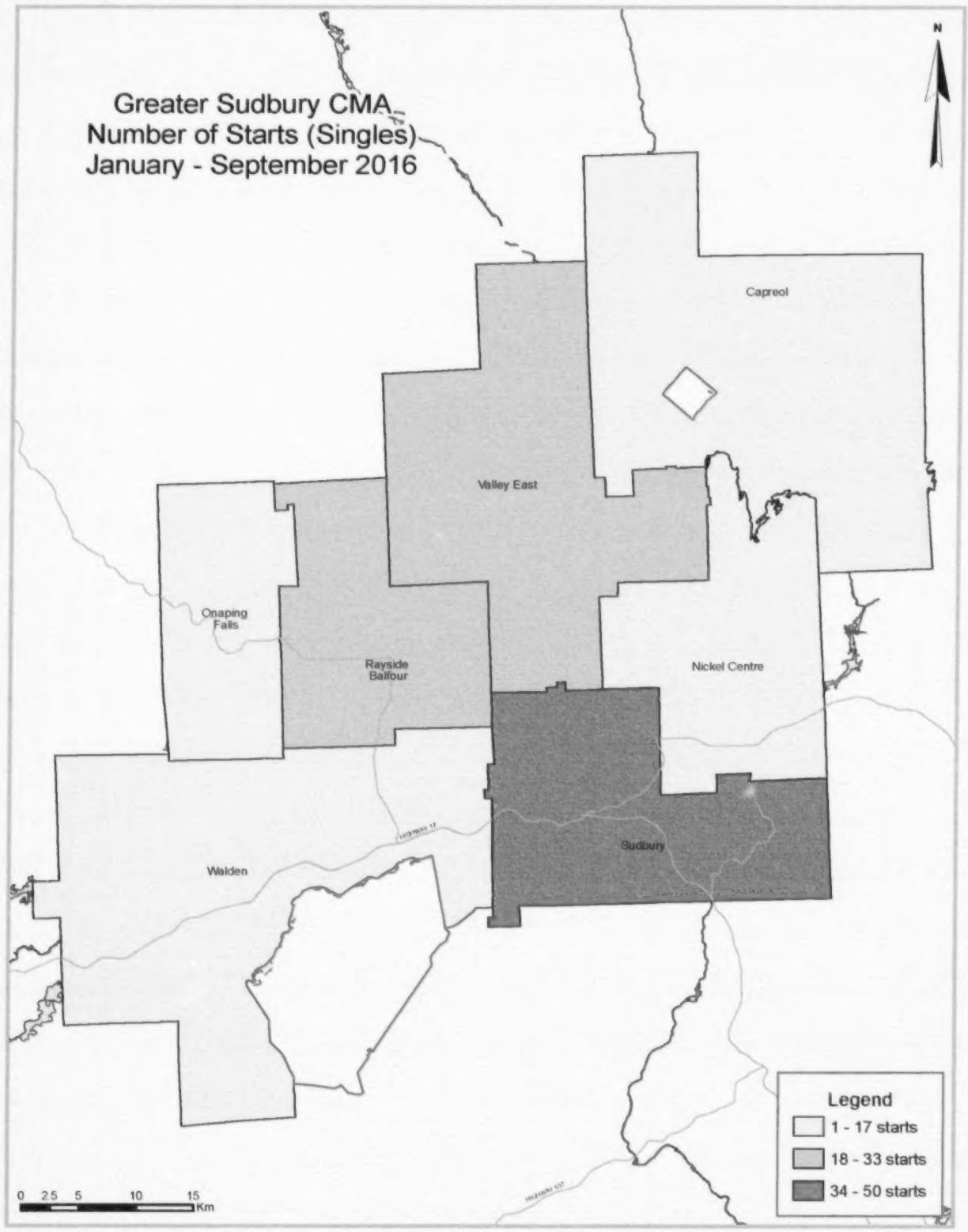
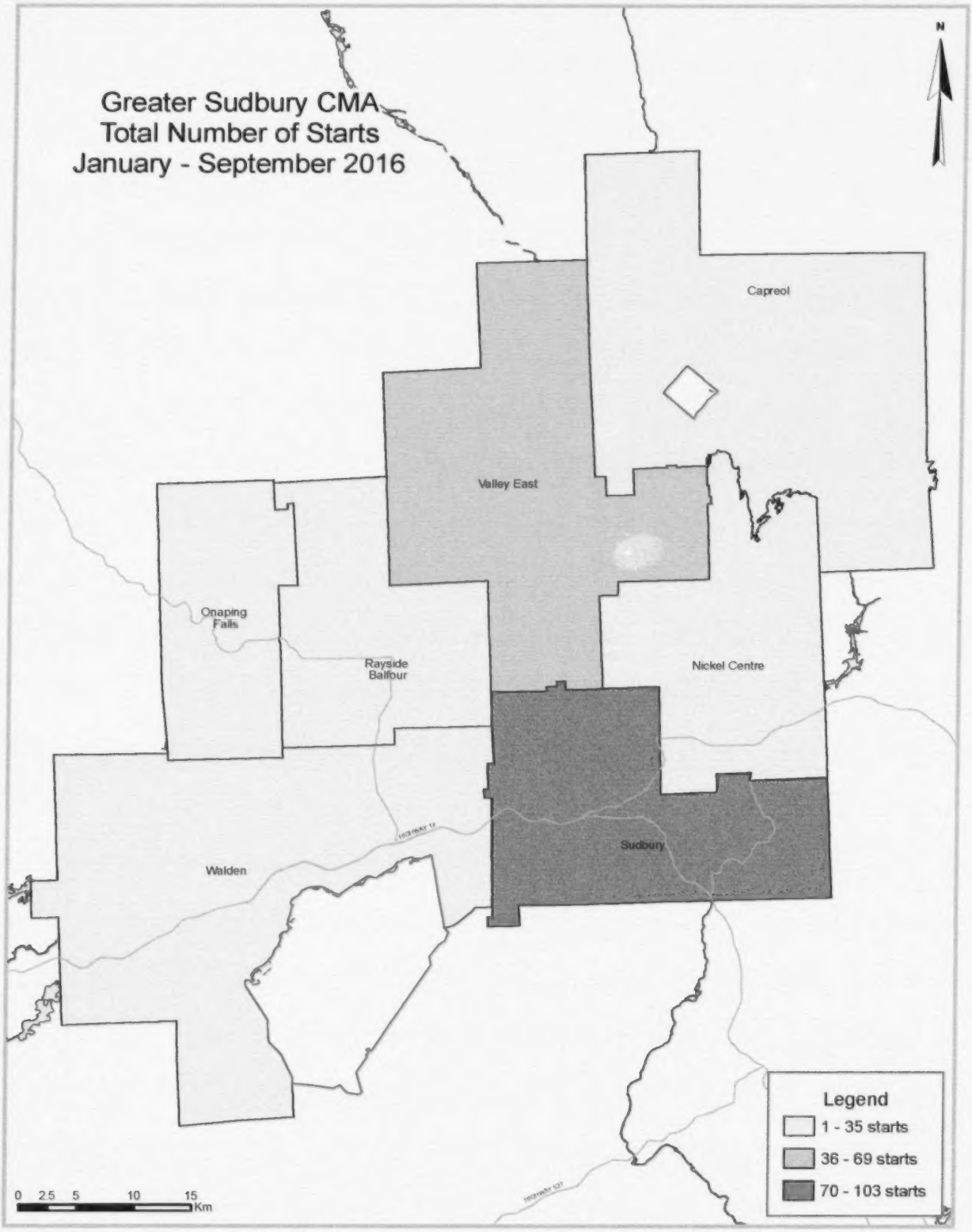

Greater Sudbury CMA
Number of Starts (Multiples)
Third Quarter 2016
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
No starts
2 - 17 starts
18 - 32 starts
33 - 47 starts
0 2.5 5 10 15
Km


Greater Sudbury CMA
Number of Starts (Singles)
Third Quarter 2016
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
1 - 10 starts
11 - 19 starts
20 - 29 starts
0 2.5 5 10 15
Km


Greater Sudbury CMA
Total Number of Starts
Third Quarter 2016
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
1 - 26 starts
27 - 51 starts
52 - 76 starts
0 2.5 5 10 15
Km


Greater Sudbury CMA
Number of Starts (Multiples)
January - September 2016
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
No starts
3 - 19 starts
20 - 36 starts
37 - 53 starts
0 2.5 5 10 15
Km


Greater Sudbury CMA
Number of Starts (Singles)
January - September 2016
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
1 - 17 starts
18 - 33 starts
34 - 50 starts
0 2.5 5 10 15
Km


Greater Sudbury CMA
Total Number of Starts
January - September 2016
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
1 - 35 starts
36 - 69 starts
70 - 103 starts
0 2.5 5 10 15
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Third Quarter 2016								
Greater Sudbury CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	July 2016	Aug. 2016	Sept. 2016	July 2016	Aug. 2016	Sept. 2016
Single-Detached	172	152	160	197	189	72	103	131
Multiples	99	95	408	348	144	98	156	180
Total	271	247	568	545	333	170	259	311
	Quarterly SAAR		Actual			YTD		
	2016 Q2	2016 Q3	2015 Q3	2016 Q3	% change	2015 Q3	2016 Q3	% change
Single-Detached	161	167	67	72	7.5%	106	116	9.4%
Multiples	60	300	26	75	188.5%	52	90	73.1%
Total	221	467	93	147	58.1%	158	206	30.4%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Greater Sudbury CMA
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2016	72	4	0	0	10	0	32	29	147
Q3 2015	67	10	6	0	8	0	0	2	93
% Change	7.5	-60.0	-100.0	n/a	25.0	n/a	n/a	**	58.1
Year-to-date 2016	116	10	0	0	10	0	35	35	206
Year-to-date 2015	106	12	8	0	18	0	2	12	158
% Change	9.4	-16.7	-100.0	n/a	-44.4	n/a	**	191.7	30.4
UNDER CONSTRUCTION									
Q3 2016	117	22	6	0	38	0	39	164	386
Q3 2015	108	28	6	0	18	0	9	196	365
% Change	8.3	-21.4	0.0	n/a	111.1	n/a	**	-16.3	5.8
COMPLETIONS									
Q3 2016	37	4	0	0	0	0	0	4	45
Q3 2015	31	8	7	0	0	0	18	0	64
% Change	19.4	-50.0	-100.0	n/a	n/a	n/a	-100.0	n/a	-29.7
Year-to-date 2016	94	24	2	0	4	0	7	64	195
Year-to-date 2015	82	14	7	0	0	0	30	15	148
% Change	14.6	71.4	-71.4	n/a	n/a	n/a	-76.7	**	31.8
COMPLETED & NOT ABSORBED									
Q3 2016	13	3	7	0	0	0	n/a	n/a	23
Q3 2015	3	0	7	0	0	0	n/a	n/a	10
% Change	**	n/a	0.0	n/a	n/a	n/a	n/a	n/a	130.0
ABSORBED									
Q3 2016	36	8	0	0	0	0	n/a	n/a	44
Q3 2015	31	8	0	0	0	0	n/a	n/a	39
% Change	16.1	0.0	n/a	n/a	n/a	n/a	n/a	n/a	12.8
Year-to-date 2016	94	22	2	0	4	0	n/a	n/a	122
Year-to-date 2015	84	14	0	0	0	0	n/a	n/a	98
% Change	11.9	57.1	n/a	n/a	n/a	n/a	n/a	n/a	24.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Greater Sudbury CMA									
Q3 2016	72	4	0	0	10	0	32	29	147
Q3 2015	67	10	6	0	8	0	0	2	93
North Bay									
Q3 2016	14	2	0	0	0	0	0	0	16
Q3 2015	21	2	0	0	0	0	0	3	26
Sault Ste. Marie									
Q3 2016	20	0	5	0	0	0	14	0	39
Q3 2015	30	4	7	0	0	0	0	0	41
Timmins									
Q3 2016	2	0	0	0	0	0	0	0	2
Q3 2015	7	0	0	0	0	0	0	8	15
Elliot Lake									
Q3 2016	0	0	0	0	0	0	0	0	0
Q3 2015	0	0	0	0	0	0	0	0	0
Temiskaming Shores									
Q3 2016	8	0	0	0	0	0	0	0	8
Q3 2015	4	0	0	0	0	0	0	0	4
West Nipissing									
Q3 2016	7	4	0	0	0	0	0	0	11
Q3 2015	16	2	0	0	0	0	0	0	18
UNDER CONSTRUCTION									
Greater Sudbury CMA									
Q3 2016	117	22	6	0	38	0	39	164	386
Q3 2015	108	28	6	0	18	0	9	196	365
North Bay									
Q3 2016	46	8	0	0	0	0	4	9	67
Q3 2015	50	2	3	0	0	0	0	11	66
Sault Ste. Marie									
Q3 2016	40	2	9	0	0	0	14	103	168
Q3 2015	58	8	7	0	0	0	0	49	122
Timmins									
Q3 2016	2	0	0	0	0	0	0	0	2
Q3 2015	8	0	0	0	0	0	0	8	16
Elliot Lake									
Q3 2016	0	0	0	0	0	0	0	0	0
Q3 2015	0	0	0	0	0	0	0	0	0
Temiskaming Shores									
Q3 2016	6	0	0	0	0	0	0	0	6
Q3 2015	5	0	0	0	0	0	0	0	5
West Nipissing									
Q3 2016	8	4	0	0	0	0	0	0	12
Q3 2015	13	2	0	0	0	0	0	0	15

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Greater Sudbury CMA									
Q3 2016	37	4	0	0	0	0	0	4	45
Q3 2015	31	8	7	0	0	0	18	0	64
North Bay									
Q3 2016	1	0	0	0	0	0	0	0	1
Q3 2015	14	0	0	0	0	0	0	0	14
Sault Ste. Marie									
Q3 2016	10	4	0	0	0	0	2	0	16
Q3 2015	32	0	4	1	0	0	17	4	58
Timmins									
Q3 2016	1	0	0	0	0	0	0	0	1
Q3 2015	3	0	0	0	0	0	0	6	9
Elliot Lake									
Q3 2016	1	0	0	0	0	0	0	0	1
Q3 2015	0	0	0	0	0	0	0	0	0
Temiskaming Shores									
Q3 2016	9	0	0	0	0	0	0	0	9
Q3 2015	0	0	0	0	0	0	0	0	0
West Nipissing									
Q3 2016	9	2	0	0	0	0	0	0	11
Q3 2015	3	0	0	0	0	0	0	0	3
COMPLETED & NOT ABSORBED									
Greater Sudbury CMA									
Q3 2016	13	3	7	0	0	0	n/a	n/a	23
Q3 2015	3	0	7	0	0	0	n/a	n/a	10
North Bay									
Q3 2016	1	0	0	0	0	0	n/a	n/a	1
Q3 2015	3	0	0	0	0	0	n/a	n/a	3
Sault Ste. Marie									
Q3 2016	7	0	3	0	0	0	n/a	n/a	10
Q3 2015	9	2	1	0	0	0	n/a	n/a	12
Timmins									
Q3 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q3 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q3 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q3 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket Third Quarter 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Greater Sudbury CMA									
Q3 2016	36	8	0	0	0	0	n/a	n/a	44
Q3 2015	31	8	0	0	0	0	n/a	n/a	39
North Bay									
Q3 2016	2	0	0	0	0	0	n/a	n/a	2
Q3 2015	15	0	0	0	0	0	n/a	n/a	15
Sault Ste. Marie									
Q3 2016	13	6	0	0	0	0	n/a	n/a	19
Q3 2015	27	0	9	1	0	0	n/a	n/a	37
Timmins									
Q3 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q3 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q3 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q3 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts
Greater Sudbury CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	152	28	8	0	32	0	6	21	247
% Change	-11.6	-12.5	14.3	n/a	n/a	n/a	-83.8	-8.7	-8.9
2014	172	32	7	0	0	0	37	23	271
% Change	-17.3	14.3	75.0	n/a	n/a	n/a	**	-87.5	-37.1
2013	208	28	4	0	0	0	7	184	431
% Change	-29.3	-41.7	n/a	n/a	-100.0	-100.0	-50.0	38.3	-19.6
2012	294	48	0	0	15	32	14	133	536
% Change	-8.4	20.0	n/a	n/a	-25.0	**	-58.8	-18.4	-9.9
2011	321	40	0	0	20	8	34	163	595
% Change	-13.0	**	n/a	n/a	n/a	-46.7	36.0	0.6	3.5
2010	369	4	0	0	0	15	25	162	575
% Change	64.7	-50.0	n/a	n/a	n/a	-44.4	-66.2	38.5	27.8
2009	224	8	0	0	0	27	74	117	450
% Change	-52.2	-75.0	-100.0	n/a	n/a	n/a	**	**	-17.1
2008	469	32	11	0	0	0	8	23	543
% Change	-8.8	23.1	n/a	n/a	-100.0	n/a	33.3	187.5	-7.5
2007	514	26	0	0	33	0	6	8	587
% Change	14.7	44.4	n/a	n/a	n/a	n/a	-45.5	n/a	23.1
2006	448	18	0	0	0	0	11	0	477

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Third Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	% Change
Greater Sudbury CMA	72	67	8	10	38	14	29	2	147	93	58.1
Capreol Town	1	0	0	0	0	0	0	0	1	0	n/a
Nickel Centre Town	5	6	0	0	0	0	0	0	5	6	-16.7
Onaping Falls Town	1	2	0	0	0	0	0	0	1	2	-50.0
Rayside-Balfour Town	11	16	2	0	0	0	0	2	13	18	-27.8
Sudbury City	29	28	4	10	14	14	29	0	76	52	46.2
Valley East Town	15	10	2	0	24	0	0	0	41	10	**
Walden Town	10	5	0	0	0	0	0	0	10	5	100.0
North Bay	14	21	2	2	0	0	0	3	16	26	-38.5
Sault Ste. Marie	20	30	0	4	19	7	0	0	39	41	-4.9
Timmins	2	7	0	0	0	0	0	8	2	15	-86.7
Elliot Lake	0	0	0	0	0	0	0	0	0	0	n/a
Temiskaming Shores	8	4	0	0	0	0	0	0	8	4	100.0
West Nipissing	7	16	4	2	0	0	0	0	11	18	-38.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Greater Sudbury CMA	116	106	14	14	41	24	35	14	206	158	30.4
Capreol Town	1	1	0	0	0	0	0	0	1	1	0.0
Nickel Centre Town	5	8	0	0	3	0	0	0	8	8	0.0
Onaping Falls Town	3	3	0	0	0	0	0	0	3	3	0.0
Rayside-Balfour Town	20	22	4	2	0	0	0	2	24	26	-7.7
Sudbury City	50	44	6	12	14	24	33	4	103	84	22.6
Valley East Town	22	21	4	0	24	0	2	8	52	29	79.3
Walden Town	15	7	0	0	0	0	0	0	15	7	114.3
North Bay	26	32	4	2	4	0	9	3	43	37	16.2
Sault Ste. Marie	39	49	2	4	23	7	18	0	82	60	36.7
Timmins	7	15	0	0	0	0	0	8	7	23	-69.6
Elliot Lake	1	0	0	0	0	0	0	0	1	0	n/a
Temiskaming Shores	24	4	0	0	0	0	0	0	24	4	**
West Nipissing	19	17	6	2	0	0	0	0	25	19	31.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Greater Sudbury CMA	10	14	28	0	0	0	29	2
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	0	0	0	0	2
Sudbury City	10	14	4	0	0	0	29	0
Valley East Town	0	0	24	0	0	0	0	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	3
Sault Ste. Marie	5	7	14	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	8
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Greater Sudbury CMA	10	24	31	0	0	2	35	12
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	3	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	0	0	0	0	2
Sudbury City	10	24	4	0	0	0	33	4
Valley East Town	0	0	24	0	0	2	2	6
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	4	0	0	0	9	3
Sault Ste. Marie	9	7	14	0	0	0	18	0
Timmins	0	0	0	0	0	0	0	8
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Greater Sudbury CMA	76	83	10	8	61	2	147	93
Capreol Town	1	0	0	0	0	0	1	0
Nickel Centre Town	5	6	0	0	0	0	5	6
Onaping Falls Town	1	2	0	0	0	0	1	2
Rayside-Balfour Town	11	16	0	0	2	2	13	18
Sudbury City	33	44	10	8	33	0	76	52
Valley East Town	15	10	0	0	26	0	41	10
Walden Town	10	5	0	0	0	0	10	5
North Bay	16	23	0	0	0	3	16	26
Sault Ste. Marie	25	41	0	0	14	0	39	41
Timmins	2	7	0	0	0	8	2	15
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	8	4	0	0	0	0	8	4
West Nipissing	11	18	0	0	0	0	11	18

Table 2.5: Starts by Submarket and by Intended Market
January - September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Greater Sudbury CMA	126	126	10	18	70	14	206	158
Capreol Town	1	1	0	0	0	0	1	1
Nickel Centre Town	5	8	0	0	3	0	8	8
Onaping Falls Town	3	3	0	0	0	0	3	3
Rayside-Balfour Town	22	22	0	0	2	4	24	26
Sudbury City	56	62	10	18	37	4	103	84
Valley East Town	24	23	0	0	28	6	52	29
Walden Town	15	7	0	0	0	0	15	7
North Bay	30	34	0	0	13	3	43	37
Sault Ste. Marie	50	59	0	1	32	0	82	60
Timmins	7	15	0	0	0	8	7	23
Elliot Lake	1	0	0	0	0	0	1	0
Temiskaming Shores	24	4	0	0	0	0	24	4
West Nipissing	25	19	0	0	0	0	25	19

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	% Change
Greater Sudbury CMA	37	31	4	8	0	25	4	0	45	64	-29.7
Capreol Town	0	1	0	0	0	0	0	0	0	1	-100.0
Nickel Centre Town	1	2	0	2	0	0	0	0	1	4	-75.0
Onaping Falls Town	2	0	0	0	0	7	0	0	2	7	-71.4
Rayside-Balfour Town	5	4	0	0	0	18	0	0	5	22	-77.3
Sudbury City	18	14	4	6	0	0	4	0	26	20	30.0
Valley East Town	8	9	0	0	0	0	0	0	8	9	-11.1
Walden Town	3	1	0	0	0	0	0	0	3	1	200.0
North Bay	1	14	0	0	0	0	0	0	1	14	-92.9
Sault Ste. Marie	10	33	6	2	0	19	0	4	16	58	-72.4
Timmins	1	3	0	0	0	0	0	6	1	9	-88.9
Elliot Lake	1	0	0	0	0	0	0	0	1	0	n/a
Temiskaming Shores	9	0	0	0	0	0	0	0	9	0	n/a
West Nipissing	9	3	2	0	0	0	0	0	11	3	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Greater Sudbury CMA	94	82	24	18	11	33	66	15	195	148	31.8
Capreol Town	1	2	0	0	0	0	0	0	1	2	-50.0
Nickel Centre Town	6	8	4	2	0	0	0	3	10	13	-23.1
Onaping Falls Town	2	1	0	0	0	7	0	0	2	8	-75.0
Rayside-Balfour Town	16	11	0	4	3	18	2	0	21	33	-36.4
Sudbury City	46	38	20	10	8	4	60	4	134	56	139.3
Valley East Town	17	19	0	2	0	4	4	8	21	33	-36.4
Walden Town	6	3	0	0	0	0	0	0	6	3	100.0
North Bay	31	30	4	0	3	3	7	0	45	33	36.4
Sault Ste. Marie	49	62	8	4	7	25	0	4	64	95	-32.6
Timmins	12	16	0	0	0	0	8	44	20	60	-66.7
Elliot Lake	1	0	0	0	0	0	0	0	1	0	n/a
Temiskaming Shores	23	6	0	0	0	0	0	0	23	6	**
West Nipissing	23	7	4	4	0	0	0	0	27	11	145.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Greater Sudbury CMA	0	7	0	18	0	0	4	0
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	7	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	18	0	0	0	0
Sudbury City	0	0	0	0	0	0	4	0
Valley East Town	0	0	0	0	0	0	0	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	0
Sault Ste. Marie	0	4	0	15	0	0	0	4
Timmins	0	0	0	0	0	0	0	6
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Greater Sudbury CMA	4	7	7	26	2	0	64	15
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	3
Onaping Falls Town	0	7	0	0	0	0	0	0
Rayside-Balfour Town	0	0	3	18	0	0	2	0
Sudbury City	4	0	4	4	0	0	60	4
Valley East Town	0	0	0	4	2	0	2	8
Walden Town	0	0	0	0	0	0	0	0
North Bay	3	3	0	0	0	0	7	0
Sault Ste. Marie	3	10	4	15	0	0	0	4
Timmins	0	0	0	0	0	0	8	44
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Third Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Greater Sudbury CMA	41	46	0	0	4	18	45	64
Capreol Town	0	1	0	0	0	0	0	1
Nickel Centre Town	1	4	0	0	0	0	1	4
Onaping Falls Town	2	7	0	0	0	0	2	7
Rayside-Balfour Town	5	4	0	0	0	18	5	22
Sudbury City	22	20	0	0	4	0	26	20
Valley East Town	8	9	0	0	0	0	8	9
Walden Town	3	1	0	0	0	0	3	1
North Bay	1	14	0	0	0	0	1	14
Sault Ste. Marie	14	36	0	1	2	21	16	58
Timmins	1	3	0	0	0	6	1	9
Elliot Lake	1	0	0	0	0	0	1	0
Temiskaming Shores	9	0	0	0	0	0	9	0
West Nipissing	11	3	0	0	0	0	11	3

Table 3.5: Completions by Submarket and by Intended Market January - September 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Greater Sudbury CMA	120	103	4	0	71	45	195	148
Capreol Town	1	2	0	0	0	0	1	2
Nickel Centre Town	10	10	0	0	0	3	10	13
Onaping Falls Town	2	8	0	0	0	0	2	8
Rayside-Balfour Town	16	11	0	0	5	22	21	33
Sudbury City	66	48	4	0	64	8	134	56
Valley East Town	19	21	0	0	2	12	21	33
Walden Town	6	3	0	0	0	0	6	3
North Bay	38	33	0	0	7	0	45	33
Sault Ste. Marie	58	73	0	1	6	21	64	95
Timmins	12	16	0	0	8	44	20	60
Elliot Lake	1	0	0	0	0	0	1	0
Temiskaming Shores	23	6	0	0	0	0	23	6
West Nipissing	27	11	0	0	0	0	27	11

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Greater Sudbury CMA													
Q3 2016	0	0.0	1	4.5	2	9.1	6	27.3	13	59.1	22	490,000	504,886
Q3 2015	0	0.0	4	16.0	6	24.0	5	20.0	10	40.0	25	450,000	433,296
Year-to-date 2016	0	0.0	3	5.5	9	16.4	11	20.0	32	58.2	55	490,000	487,245
Year-to-date 2015	2	3.9	7	13.7	13	25.5	8	15.7	21	41.2	51	417,500	443,333
North Bay													
Q3 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Q3 2015	0	0.0	2	33.3	2	33.3	1	16.7	1	16.7	6	-	415,725
Year-to-date 2016	0	0.0	2	25.0	4	50.0	2	25.0	0	0.0	8	-	-
Year-to-date 2015	1	7.1	6	42.9	3	21.4	2	14.3	2	14.3	14	-	415,725
Sault Ste. Marie													
Q3 2016	1	14.3	1	14.3	1	14.3	4	57.1	0	0.0	7	-	-
Q3 2015	4	50.0	0	0.0	0	0.0	2	25.0	2	25.0	8	-	380,500
Year-to-date 2016	6	26.1	3	13.0	2	8.7	5	21.7	7	30.4	23	-	450,950
Year-to-date 2015	10	45.5	2	9.1	3	13.6	3	13.6	4	18.2	22	-	380,500

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
Third Quarter 2016

Submarket	Q3 2016	Q3 2015	% Change	YTD 2016	YTD 2015	% Change
Greater Sudbury CMA	504,886	433,296	16.5	487,245	443,333	9.9
North Bay	-	415,725	n/a	-	415,725	n/a
Sault Ste. Marie	-	380,500	n/a	450,950	380,500	18.5

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Greater Sudbury

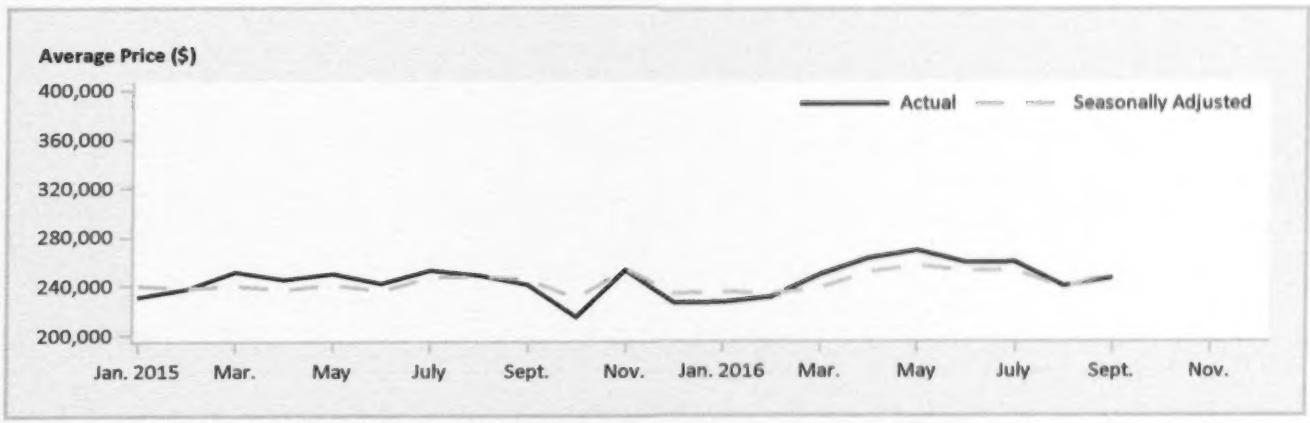


Figure 5.2a: MLS® Residential Sales for Greater Sudbury

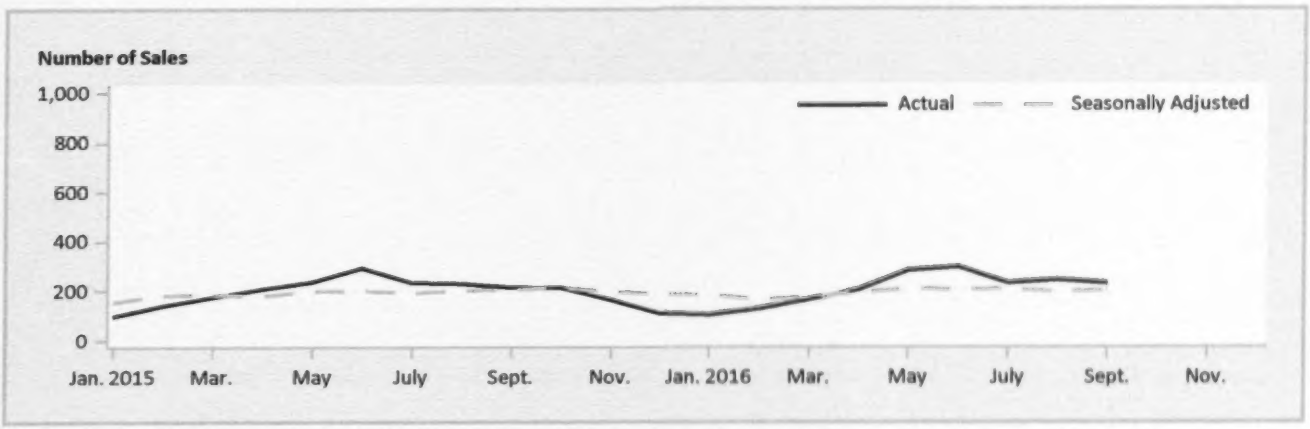
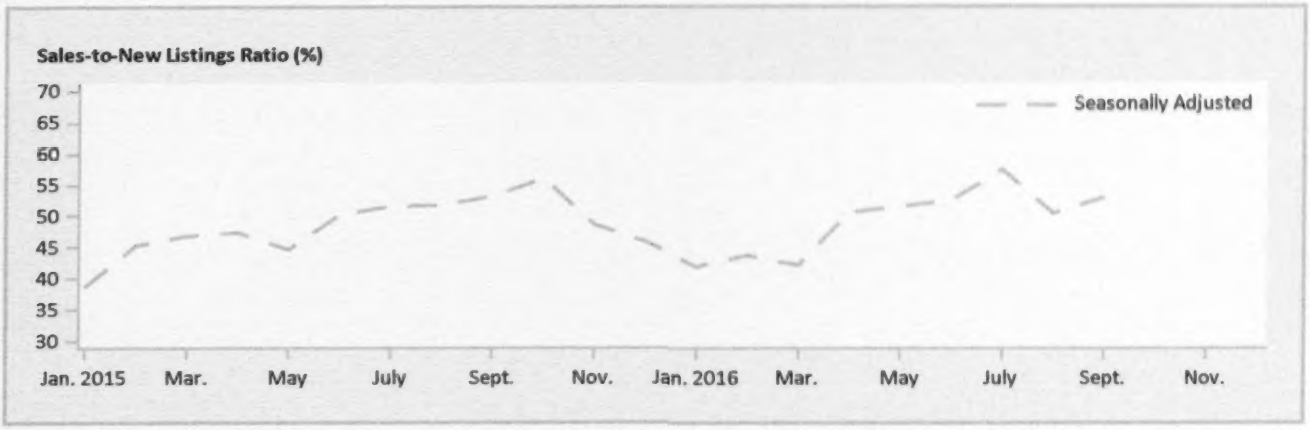


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Greater Sudbury



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Figure 5.1b: MLS® Residential Average Price for Sault Ste. Marie

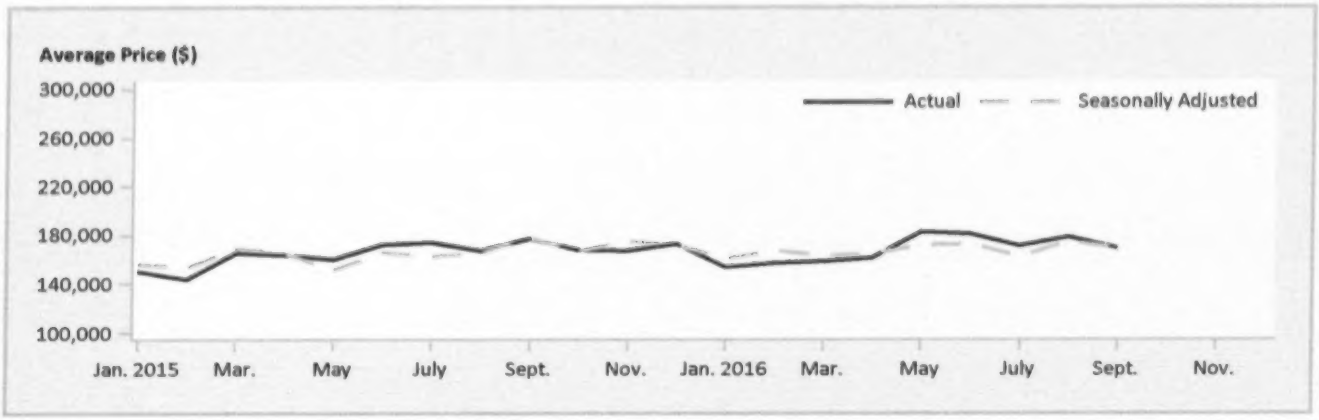


Figure 5.2b: MLS® Residential Sales for Sault Ste. Marie

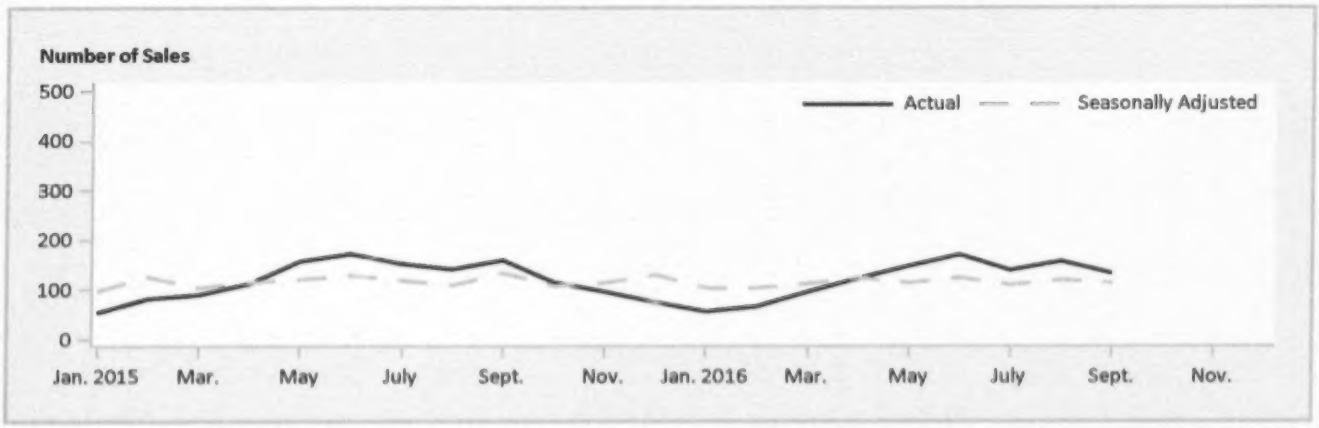
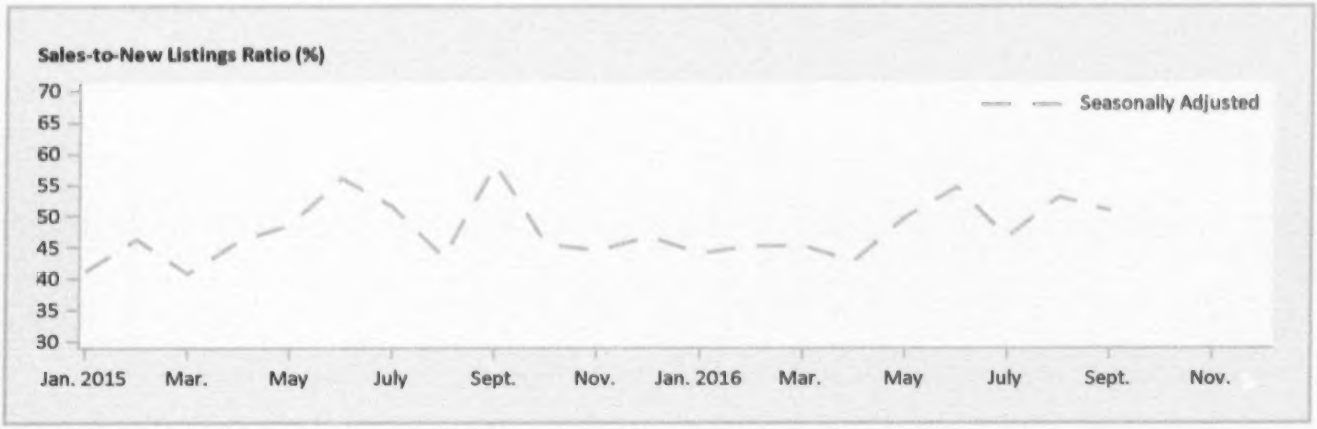


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Sault Ste. Marie



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Source: CREA / Haver Analytics

Figure 5.1c: MLS® Residential Average Price for North Bay

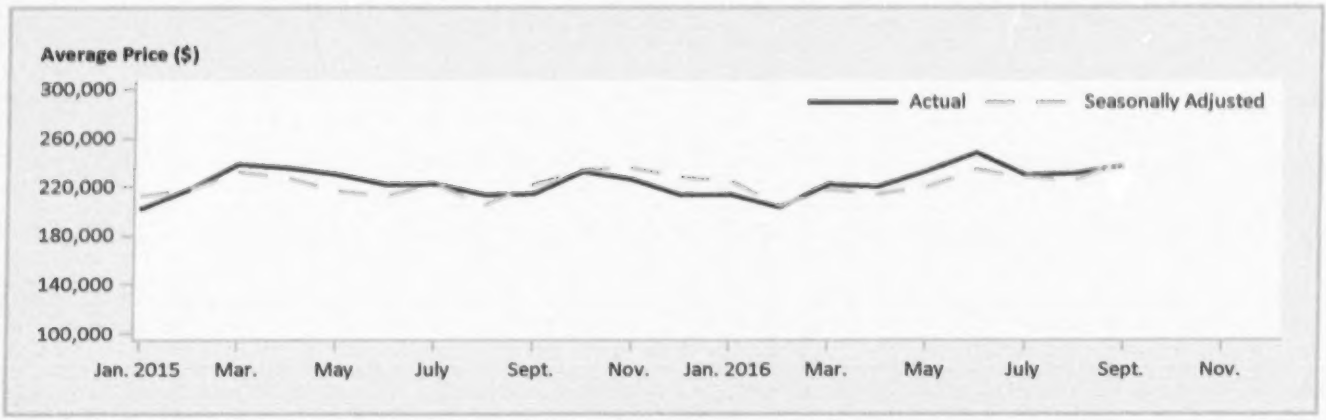


Figure 5.2c: MLS® Residential Sales for North Bay

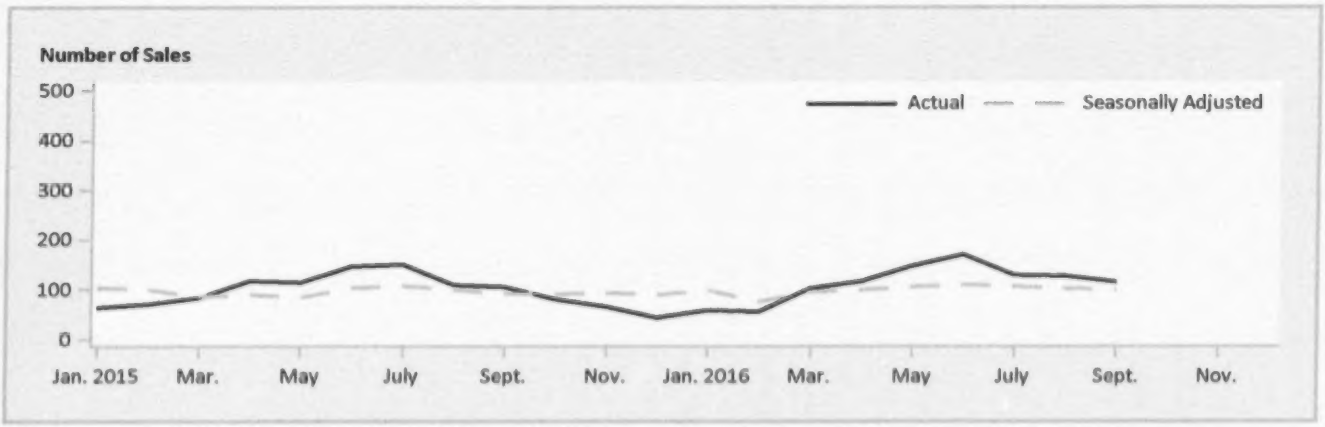
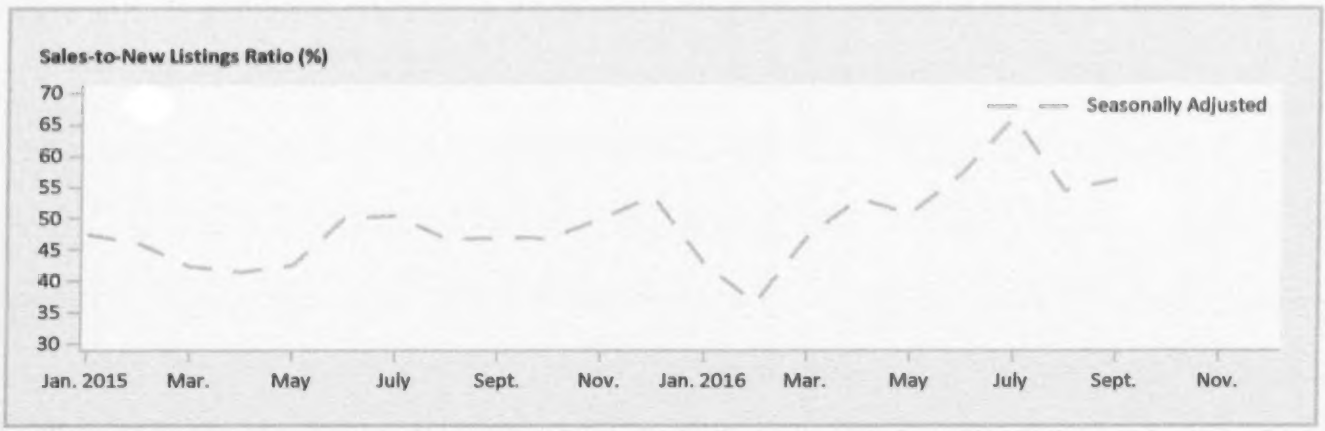


Figure 5.3c: MLS® Residential Sales- to- New Listings Ratio for North Bay



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Source: CREA / Haver Analytics

Figure 5.1d: MLS® Residential Average Price for Timmins

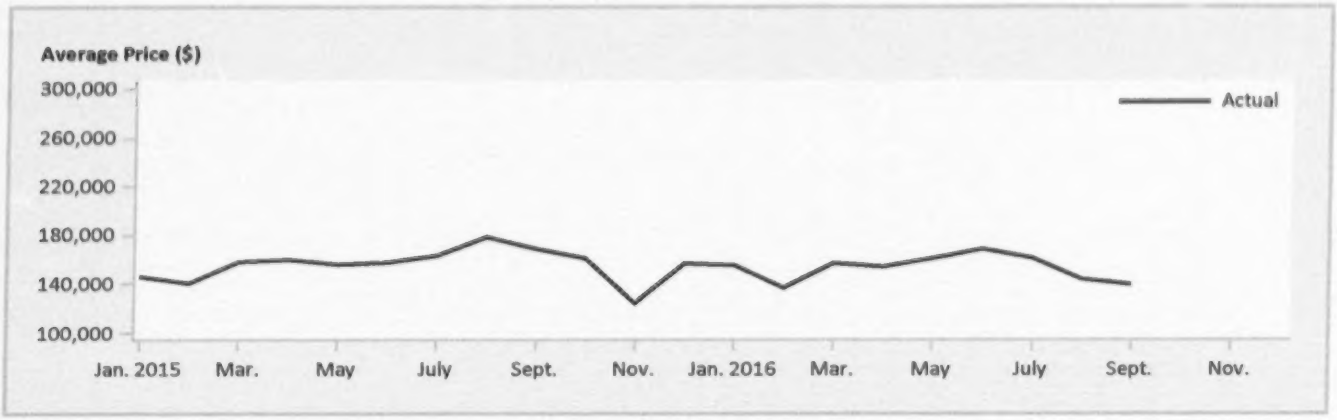


Figure 5.2d: MLS® Residential Sales for Timmins

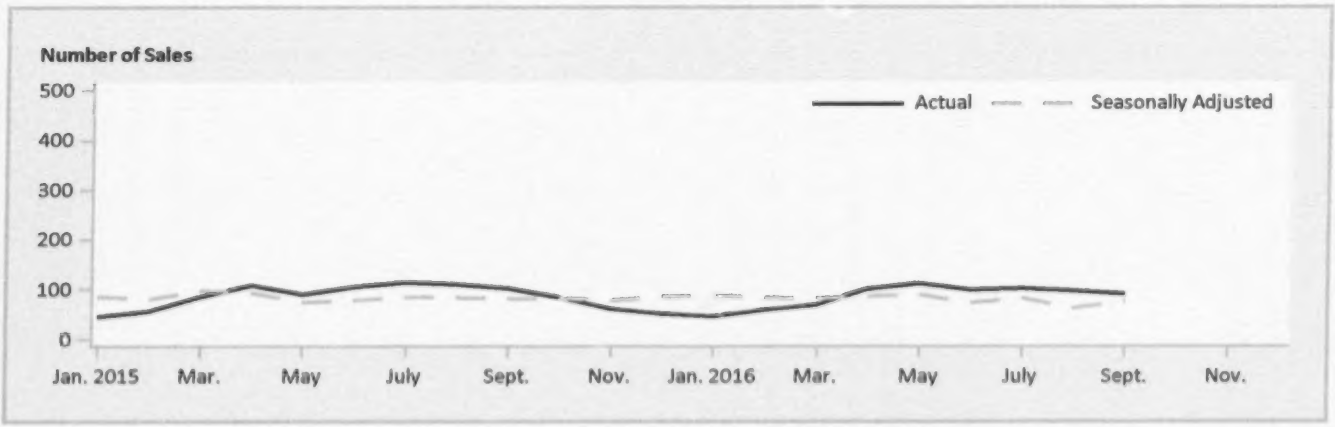
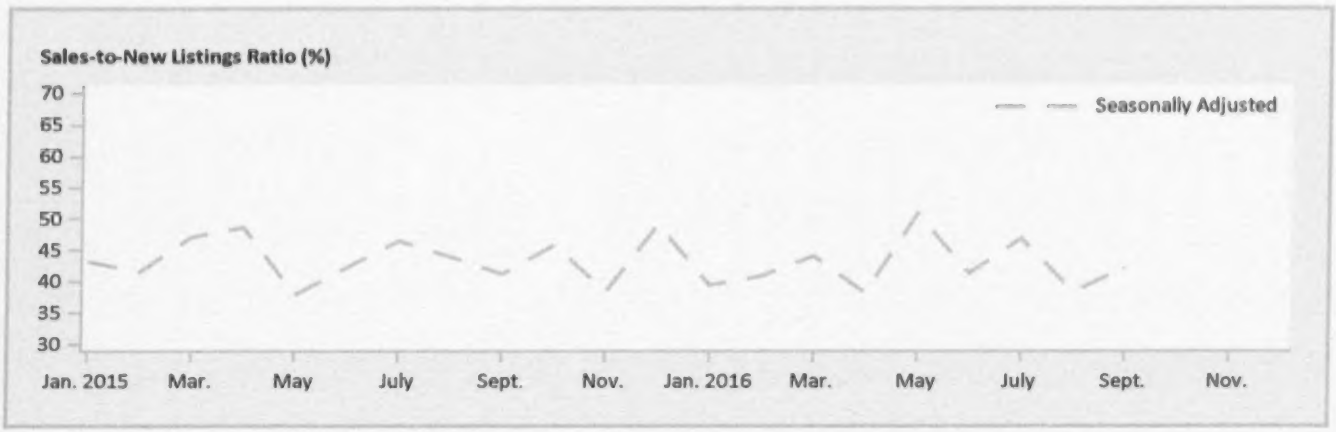


Figure 5.3d: MLS® Residential Sales- to- New Listings Ratio for Timmins



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Source: CREA / Haver Analytics
Note: Seasonally adjusted data of average price are not available at the time of publication.

Table 6: Economic Indicators
Third Quarter 2016

		Interest Rates			NHPI, Total Thunder Bay/Greater Sudbury 2007=100	CPI, 2002 =100 (Ontario)	Greater Sudbury Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	108.70	125.30	84.6	5.9	64.3	875
	February	567	2.89	4.74	108.60	126.20	84.4	6.4	64.5	878
	March	567	2.89	4.74	108.60	127.10	84.2	6.5	64.4	877
	April	561	2.89	4.64	108.60	126.90	84.1	6.9	64.6	891
	May	561	2.89	4.64	108.80	127.70	83.8	7.1	64.5	908
	June	561	2.89	4.64	109.00	128.20	84.3	7.3	64.9	926
	July	561	2.89	4.64	109.00	128.40	83.5	7.4	64.5	932
	August	561	2.89	4.64	109.00	128.00	82.8	7.2	63.8	933
	September	561	2.89	4.64	109.00	127.80	81.4	7.3	62.7	922
	October	561	2.89	4.64	109.00	127.90	80.9	7.6	62.4	907
	November	561	3.14	4.64	109.00	127.90	80.1	8.2	62.4	891
	December	561	3.14	4.64	108.80	127.50	79.3	8.4	61.8	895
2016	January	561	3.14	4.64	108.80	127.80	78.7	8.6	61.5	914
	February	561	3.14	4.64	108.80	128.20	79.5	8.3	61.8	919
	March	561	3.14	4.64	108.80	129.00	80.2	8.6	62.5	918
	April	561	3.14	4.64	108.80	129.60	80.6	8.6	63.0	923
	May	561	3.14	4.64	108.70	130.10	80.1	8.7	62.6	930
	June	561	3.14	4.64	108.80	130.40	80.5	8.4	62.7	946
	July	567	3.14	4.74	108.80	130.30	81.4	8.1	63.2	944
	August	567	3.14	4.74	109.20	129.90	82.7	7.8	64.0	952
	September	561	3.14	4.64		130.10	83.2	7.3	64.0	945
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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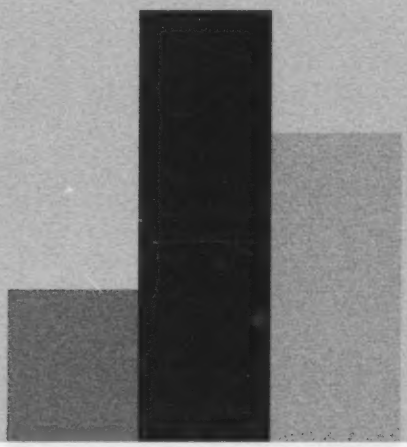

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